



City of Seattle

Department of Design, Construction and Land Use

700 Fifth Avenue, Suite 2000
Seattle, WA 98104-5070
www.seattle.gov/dclu

June 12, 2003

Dear Citizen:

I am pleased to present this final draft of the Northgate Area Neighborhood Design Guidelines for your review. When approved by City Council, these guidelines will augment existing Citywide Design Guidelines and together outline the design objectives to be met by new development proposed within Northgate neighborhoods.

These guidelines aim to carry forward many of the urban design objectives included in the 1993 Northgate Area Comprehensive Plan. They are intended to help bridge the gap between long range planning policies and prescriptive zoning requirements, recognizing that there are often more effective ways to achieve design excellence than can be anticipated by regulatory standards. These guidelines describe the goals for design in Northgate: to encourage variety and quality in architectural design; to promote well proportioned and active streets; and to enhance pedestrian scale, amenity and comfort.

I believe these guidelines reflect neighborhood design objectives and will effectively support the purpose of design review. Before approval of these guidelines, I want to ensure that we have accurately reflected the comments and concerns of residents, businesses, property owners and tenants who know the area best. The guidelines, and instructions on how to comment, are available as a PDF document on the City's website at www.cityofseattle.net/DCLU/Publications. If you would like a copy mailed to you, please call 684-8880. The following is an outline of the review process:

- June 16 - July 15: Public comment period
- Mid July: Final revisions
- Late July: DCLU sends the guidelines to the Mayor's Office
- August: The Mayor sends the guidelines to the City Council for adoption (this process will include additional opportunity to comment)

If you have questions about the guidelines, please call Michael Kimelberg at 684-4625 or John Skelton at 233-3883.

My thanks to all who have participated in the development of the guidelines, most notably the neighborhood design guideline committee. I look forward to hearing your comments on this final draft, by July 15, 2003.

Sincerely,

Diane M. Sugimura
Director